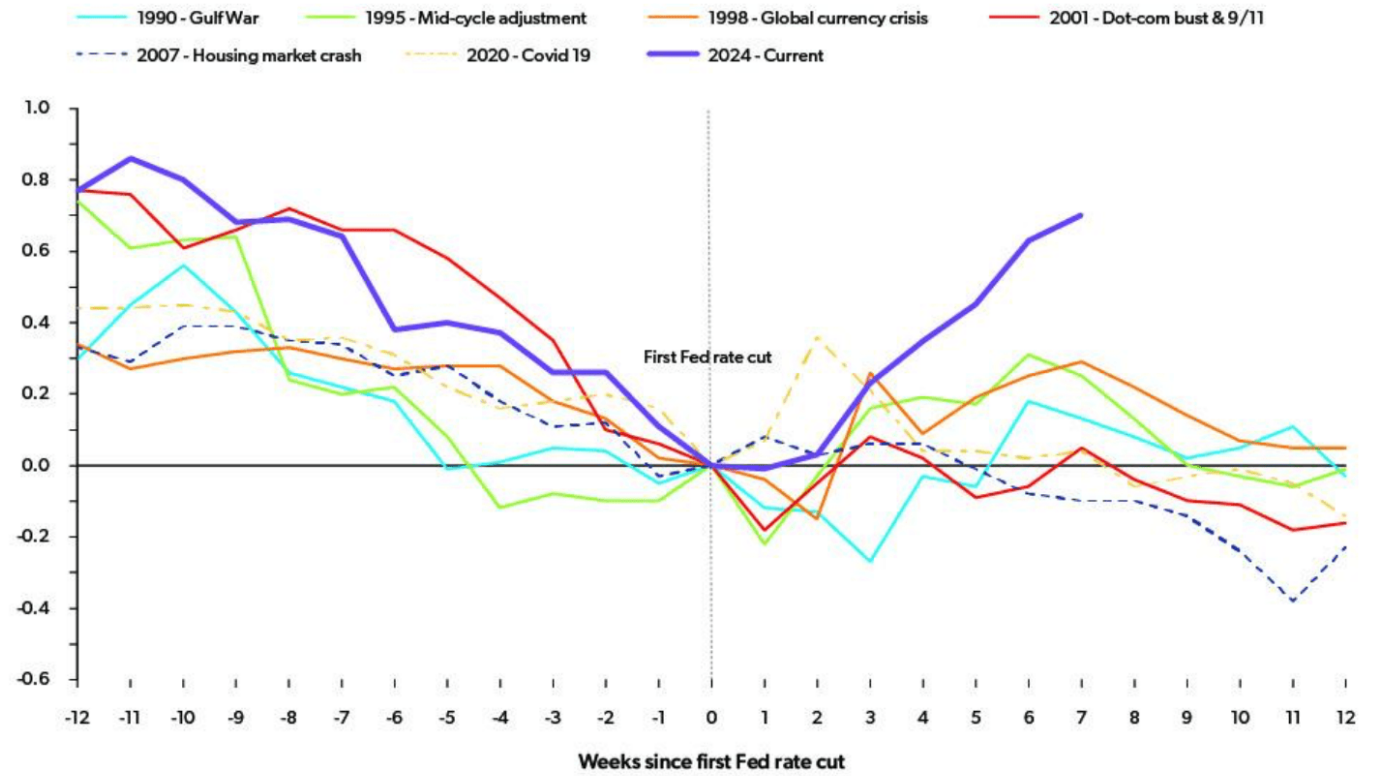


EXHIBIT 1:

Change in mortgage rates since first fed rate cut



Source: Freddie Mac, Federal Reserve